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| INDEX NO.   | -     |

2004-023 Iris Knoll Development Company

RESOLUTION NO. <u>25299</u>

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A PLANNED UNIT DEVELOPMENT KNOWN AS THE IRIS KNOLL PLANNED UNIT DEVELOPMENT, ON A TRACT OF LAND LOCATED IN THE 6600 BLOCK OF SANDSWITCH ROAD, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE FINAL PLANNED UNIT DEVELOPMENT PLAN ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, the Iris Knoll Planned Unit Development is located on a tract of land located in the 6600 block of Sandswitch Road; and

WHEREAS, The Chattanooga City Council approved the Preliminary Planned Unit Development Plan for the Irish Knoll Planned Unit Development, now known as the Iris Knoll Planned Unit Development, on April 13, 2004 in Resolution No. 24069; and

WHEREAS, The Final Planned Unit Development Plan for Iris Knoll Planned Unit Development was submitted on September 7, 2004, and approved by Resolution 24254 on November 9,2004; and

WHEREAS, submittal of the final planned unit development plan constitutes an automatic, permanent extension of the preliminary planned unit development plan and said plan has expired since it was not recorded within two (2) years of approval;

WHEREAS, A new final planned unit development plan, which was reviewed by

representatives of the Regional Planning Agency staff and substantially conforms to the one

approved by Resolution No. 24254, was submitted on August 29, 2007;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA,

TENNESSEE, That the Final Planned Unit Development Plan submitted on August 27, 2007 for

the Iris Knoll Planned Unit Development located on a tract of land located in the 6600 block of

Sandswitch Road, more particularly described as follows:

A tract of land located at 6600 block Sandswitch Road. Three unplatted tracts of land located in the 6600 block of Sandswitch

Road as described in Deed Book 2464, Page 295, ROHC. Tax

Map 091G-B-001 thru 003.

be and hereby is approved.

BE IT FURTHER RESOLVED, That there be and hereby is granted a Special Exceptions

Permit for the development of the Iris Knoll Planned Unit Development, as shown on and in

accordance with the attached Final Planned Unit Development Plan, including any and all notes

and conditions referenced on such Plan.

ADOPTED:

0ctober 9, 2007

/add

2

P.U.D.:

Iris Knoll Planned Unit Development

Lots 1-66

CASE NO .:

2004-023

**DEVELOPER:** 

Iris Knoll Development Company

SURVEYOR:

David Mathews Surveying Company

ENGINEER:

Norman Dale Irwin

DATE OF SUBMITTAL:

August 29, 2007

STATUS:

Final Planned Unit Development Plan

STAFF COMMENT:

The preliminary planned unit development plan of Iris Knoll P.U.D. was approved by Resolution No. 24069 on April 13, 2004. The final planned unit development plan for Iris Knoll P.U.D. was submitted on September 7, 2004, and was approved by Resolution No. 24254 on November 9, 2004. Since the final P.U.D. plan for Iris Knoll P.U.D. was submitted within two years of approval of the preliminary P.U.D. plan this submittal constituted an automatic, permanent extension of the preliminary P.U.D. plan per Article 5, Section 1213(7) of the Chattanooga Zoning Ordinance. The final P.U.D. plan of Iris Knoll P.U.D. has not been recorded. Since the final P.U.D. plan was not recorded within two years, the final P.U.D. approval has expired per Article 5, Section 1213(8) of the Chattanooga Zoning Ordinance. The final P.U.D. plan submitted on August 29, 2007, is a new submittal of the final P.U.D. plan for review by the Regional Planning Agency staff recommendation to the Chattanooga City Council.

# A. <u>Planning Commission Requirements</u>

- 1. Add the seal of the surveyor.
- 2. Add the seal of the engineer.

- 3. Label the State of Tennessee property north of lots 1-7 as vacant.
- 4. Show the number of acres drained for the drainage pipes which cross road center lines.
- 5. Note the resolution number of the second final P.U.D. plan approval.
- 6. Add the following note: "The City of Chattanooga is not responsible to construct or maintain Bramblerose Lane".
- 7. Show the location of sidewalks that must be installed in Candytuft Lane and Petunia Court.
- 8. In note 7, change "1 and 3" to "1-3".

### B. Chattanooga Development Director Requirements

- 1. Submit plan and profile of pipes and cross drains.
- 2. Show on the P.U.D. plan the volume of the drainage detention areas in Community Lots 65 and 66.
- 3. Submit design details for the drainage detention areas, including overflows and a cross section.
- 4. Recorded deed restrictions must reflect that all lot owners jointly own Community Lots 65 and 66 and are jointly responsible for any expenses to maintain them. Consequently, submit proposed deed restrictions to the Chattanooga Development Director. The Chattanooga Development Director must approve proposed deed restrictions before the plan can be recorded.
- 5. Questions about Chattanooga Development Director requirements should be directed to Mr. Joel Booth at 643-5812.

# C. Chattanooga Fire Department Requirements

- 1. Pave a 50' radius in both cul-de-sacs.
- 2. Show on the plat and install a fire hydrant in lot 53 just north of Bramblerose Lane.

3. Questions about Chattanooga Fire Department requirements should be directed to Mr. Randall Herron at 421-4268.

### D. Tennessee Department of Health and Environment Requirements

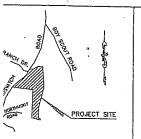
1. Under current policies, the Mylar copy of the final plat cannot be recorded until the Tennessee Department of Health and Environment, Division of Water Supply, has approved the water line extensions.

## E. <u>N.P.D.E.S. Permit</u>

- 1. Since there is to be more than one acre of disturbed ground, including building sites, in this subdivision, an N.P.D.E.S. (National Pollutant Discharge Elimination System) Permit to discharge storm water associated with construction activity is necessary.
- 2. Although there is not local enforcement of this permit, the state can impose civil and criminal penalties on the developer for failure to obtain a permit when one is necessary. The developer should contact the following office to answer questions about filing such a permit:

Tennessee Department of Environment and Conservation Division of Water Pollution Control 540 McCallie Avenue Suite 550 Chattanooga, TN 37402 (423) 634-5745

FB:sh IrisKnoll



Owner's Certification

I/Ns, the undersigned owner/z of the property shown hereon, do hereby adopt this plat and certify that I/we amfair the enumer/z in his simple. I dedicate the road roundry house, as shown is the public use forever and enumerate the new property designed there are no enumerateness on the property designed.

Iris Knoll Development Co. 1252 Lower Will Road Hirron, TN 37343 (423) 212-8263

GRAPHIC SCALE

( IN FEET )

1 inch - 100 IL

LOCATION MAP MLSON : DB 3129, PG 838 BRANCH DRIVE NORFOLK SOUTHERN RAIL ROADLOT 20 79.35 PONER & ESCURE LINE TABLE NORTHMONT ESTATES LOT 19 LINE TABLE

UNE LIDERIN BEARING

UNE 259 SETUPORT

LI 25415 METTICAL

LI 2500 SETUPORT

LI 3500 SETUPORT

LI 3500 SETUPORT

LI 4515 METTICAL

LI 4515 METTICAL

LI 5515 METICAL

LI 5515 METTICAL

LI 5515 METTICAL

LI 5515 METICAL

LI 5515 METICAL PB 26, PG 41 CURVE TABLE ENGIN RADIUS TANGENT DEL 113.62 125.00 61.07 5204 51.65 25.00 42.30 118.50 ESOUIRE ESTATES PB 27, PG 82 \_\_ • 20° FUBLIC SANITARY SEHER EASEMENT LOT 14 LOT 13 20' PUBLIC SANTARY LOT 12
SENER EASEMENT ----15' DRAMAGE AND CITY OF - DIATT. STORM WATER INSPECTION ACCESS EASE 16' POWER & TELE EASEMENT

ESOURE ESTATES / LOT &

Surveyor's Certification

I certify that I have surveyed the property shawn hereon; that the survey is correct to the best of my knowledge and bettef; and that the ratio of precision of the unadjusted survey exceeds 1:10,000. This is a Category "I" Survey.

David Nathaws PLS#747

#### Engineer's Certification

I certify that I have reviewed all new roads, drainage, domestic water and sanitary sewers as shown on the plat and that the design muets proper engineering criteria.

Norman Dale Irwin 1820 Hamill Road Hixson, TN 37343 Phone: (423) 870-4208

APPROVED FOR RECORDING HAMILTON COUNTY GIS DEPT DATE JURISDICTIONAL AUTHORITY DATE CHATTA/HAM CNTY REGIONAL V PLANNING COMMISSION DATE BY.

| LOT NO. | LOT AREA  |
|---------|-----------|
| 1-4     | U.41±AC   |
| 5-7     | 0.55±AC.  |
| 5-10    | 0.40±AC   |
| 11-13   | Q JO±AC _ |
| 14-17   | 0.J7±AC   |
| 15-21   | 0.29±AC   |
| 22-25   | 0.39±AC.  |
| 26-28   | .0.44±AC  |
| 29-32   | 0.41±AC   |
| 33-36   | のような      |
| 37-40   | Q.4J±AC   |
| 41-44   | D. 45±AC  |
| 45-40   | 0.39±AC.  |
| 49-52   | 0.87±AC.  |
| 53-56   | 0.61±AC.  |
| 57-60   | 0.54±AC   |
| 61-04   | 0.95±AC.  |
| 65      | 0.52±AC.  |
| 66      | 1.79±AC   |

| LOT NO. ADDRESS ROAD NAME  1  |             |         |                    |
|---|-------------|---------|--------------------|
| 2 513 PERMINA COURT  4 521 PERMINA COURT  4 521 PERMINA COURT  5 529 PERMINA COURT  6 533 PERMINA COURT  6 533 PERMINA COURT  7 541 PERMINA COURT  8 552 PERMINA COURT  9 546 PERMINA COURT  10 544 PERMINA COURT  11 536 PERMINA COURT  11 536 PERMINA COURT  12 532 PERMINA COURT  13 528 PERMINA COURT  14 552 PERMINA COURT  15 512 PERMINA COURT  16 512 PERMINA COURT  16 512 PERMINA COURT  16 512 PERMINA COURT  17 508 PERMINA COURT  18 6624 CANDITUFT LANE  20 6620 CANDITUFT LANE  20 6620 CANDITUFT LANE  21 6616 CANDITUFT LANE  22 6501 CANDITUFT LANE  23 6600 CANDITUFT LANE  24 6604 CANDITUFT LANE  25 6600 CANDITUFT LANE  26 6511 CANDITUFT LANE  27 6507 CANDITUFT LANE  28 6511 CANDITUFT LANE  29 6531 CANDITUFT LANE  30 6531 CANDITUFT LANE  31 6563 CANDITUFT LANE  32 6547 CANDITUFT LANE  33 6551 CANDITUFT LANE  34 6564 CANDITUFT LANE  35 6567 CANDITUFT LANE  36 657 CANDITUFT LANE  37 6587 CANDITUFT LANE  38 6581 CANDITUFT LANE  49 6631 CANDITUFT LANE  41 6599 CANDITUFT LANE  41 6591 CANDITUFT LANE  42 6591 CANDITUFT LANE  43 6561 CANDITUFT LANE  44 6653 CANDITUFT LANE  45 6563 CANDITUFT LANE  46 6521 CANDITUFT LANE  47 6562 CANDITUFT LANE  48 6563 CANDITUFT LANE  49 6563 CANDITUFT LANE  49 6561 CANDITUFT LANE  49 6561 CANDITUFT LANE  40 6561 CANDITUFT LANE  41 6599 CANDITUFT LANE  42 6504 CANDITUFT LANE  43 6565 CANDITUFT LANE  44 6663 CANDITUFT LANE  45 6567 CANDITUFT LANE  46 6521 CANDITUFT LANE  47 6667 CANDITUFT LANE  48 667 CANDITUFT LANE  49 6680 CANDITUFT LANE  49 6690 CANDITUFT LANE  40 6691 CANDITUFT LANE  41 6599 CANDITUFT LANE  42 6690 CANDITUFT LANE  43 6691 CANDITUFT LANE  44 6691 CANDITUFT LANE  45 6691 CANDITUFT LANE  46 6621 CANDITUFT LANE  47 6627 CANDITUFT LANE  48 6639 CANDITUFT LANE  49 6639 CANDITUFT LANE  49 6639 CANDITUFT LANE  49 6690 CANDITUFT LANE  49 6690 CANDITUFT LANE  40 6690 CANDITUFT LANE  41 6690 CANDITUFT LANE  42 6690 CANDITUFT LANE  43 6690 CANDITUFT LANE  44 6690 CANDITUFT LANE  45 6690 CANDITUFT LANE  46 6627 CANDITUFT LANE  47 6690 CANDITUFT LANE  49 6690 CANDITUFT LANE  49 6690 C  | LOT NO.     | ADDRESS | ROAD NAME          |
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| 12   532   FELDMA COURT   |             |         | PETUNIA COURT      |
| 13   528   PETUNIA COURT  |             | 536     | PETUNIA COURT      |
| 14   520   PCTININA COURT   | 12          |         | PETUNIA COURT      |
| 15   516   PFEININA COURT   |             | 528     |                    |
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| 22. 6612 CANDTUFF LANE 23. 6608 CANDTUFF LANE 24. 6604 CANDTUFF LANE 25. 6600 CANDTUFF LANE 25. 6600 CANDTUFF LANE 27. 6500 CANDTUFF LANE 27. 6500 CANDTUFF LANE 27. 6500 CANDTUFF LANE 28. 6511 CANDTUFF LANE 29. 6531 CANDTUFF LANE 30. 6535 CANDTUFF LANE 31. 6543 CANDTUFF LANE 31. 6543 CANDTUFF LANE 31. 6543 CANDTUFF LANE 32. 6557 CANDTUFF LANE 34. 6557 CANDTUFF LANE 35. 6567 CANDTUFF LANE 36. 6571 CANDTUFF LANE 37. 6579 CANDTUFF LANE 38. 6580 CANDTUFF LANE 39. 6581 CANDTUFF LANE 39. 6581 CANDTUFF LANE 40. 6589 CANDTUFF LANE 41. 6589 CANDTUFF LANE 41. 6589 CANDTUFF LANE 42. 6603 CANDTUFF LANE 43. 6607 CANDTUFF LANE 44. 6581 CANDTUFF LANE 45. 6615 CANDTUFF LANE 46. 6631 CANDTUFF LANE 47. 6689 CANDTUFF LANE 48. 6616 CANDTUFF LANE 49. 6639 CANDTUFF LANE  | 21          | 6616    | CANDYTUFT LANE     |
| 23  |             |         | CANDYTUFT LANE     |
| 24 6604 CANDTUFT LANE 25 6600 CANDTUFT LANE 26 6500 CANDTUFT LANE 26 6500 CANDTUFT LANE 27 6501 CANDTUFT LANE 28 6501 CANDTUFT LANE 29 6501 CANDTUFT LANE 30 6501 CANDTUFT LANE 31 6501 CANDTUFT LANE 31 6501 CANDTUFT LANE 32 6501 CANDTUFT LANE 33 6501 CANDTUFT LANE 35 6501 CANDTUFT LANE 35 6501 CANDTUFT LANE 36 6501 CANDTUFT LANE 36 6501 CANDTUFT LANE 37 6500 CANDTUFT LANE 38 6500 CANDTUFT LANE 39 6501 CANDTUFT LANE 40 6501 CANDTUFT LANE 41 6501 CANDTUFT LANE 45 6603 CANDTUFT LANE 46 6603 CANDTUFT LANE 47 6601 CANDTUFT LANE 48 6601 CANDTUFT LANE 49 6603 CANDTUFT LANE 40 6601 CANDTUFT LANE   |             |         | CANDYTUFT LANF     |
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| 26  |             |         |                    |
| 27 6507 CANDTUFF LANE 28 6511 CANDTUFF LANE 29 6531 CANDTUFF LANE 20 6531 CANDTUFF LANE 20 6533 CANDTUFF LANE 30 6533 CANDTUFF LANE 31 6533 CANDTUFF LANE 31 6534 CANDTUFF LANE 31 6535 CANDTUFF LANE 31 6536 CANDTUFF LANE 31 6537 CANDTUFF LANE 41 6539 CANDTUFF LANE 41 6539 CANDTUFF LANE 42 6603 CANDTUFF LANE 43 6501 CANDTUFF LANE 45 6631 CANDTUFF LANE 46 6631 CANDTUFF LANE 47 6527 CANDTUFF LANE 48 6631 CANDTUFF LANE 49 6639 CANDTUFF LANE 50 6647 CANDTUFF LANE 50 6649 CANDTUFF LANE 50 6649 CANDTUFF LANE   |             |         |                    |
| 28 6511 CANDTUFF LANE 29 6531 CANDTUFF LANE 30 6535 CANDTUFF LANE 30 6535 CANDTUFF LANE 31 6543 CANDTUFF LANE 32 6544 CANDTUFF LANE 32 6545 CANDTUFF LANE 32 6545 CANDTUFF LANE 33 6545 CANDTUFF LANE 34 6550 CANDTUFF LANE 35 6557 CANDTUFF LANE 35 6557 CANDTUFF LANE 35 6557 CANDTUFF LANE 36 657 CANDTUFF LANE 37 6579 CANDTUFF LANE 38 6583 CANDTUFF LANE 40 6599 CANDTUFF LANE 41 6599 CANDTUFF LANE 42 6599 CANDTUFF LANE 44 6591 CANDTUFF LANE 45 6591 CANDTUFF LANE 46 6502 CANDTUFF LANE 46 6503 CANDTUFF LANE 47 6567 CANDTUFF LANE 48 6619 CANDTUFF LANE 49 6630 CANDTUFF LANE 49 6631 CANDTUFF LANE 49 6631 CANDTUFF LANE 49 6631 CANDTUFF LANE 49 6630 CANDTUFF LANE 49 6631 CANDTUFF LANE  | - 527       |         |                    |
| 29 65.31 CANDTUFT LANE 30 65.35 CANDTUFT LANE 31 55.41 CANDTUFT LANE 31 55.41 CANDTUFT LANE 31 55.41 CANDTUFT LANE 31 65.51 CANDTUFT LANE 32 65.51 CANDTUFT LANE 33 65.52 CANDTUFT LANE 41 65.59 CANDTUFT LANE 41 65.51 CANDTUFT LANE 42 65.51 CANDTUFT LANE 43 65.51 CANDTUFT LANE 44 65.51 CANDTUFT LANE 45 65.51 CANDTUFT LANE 46 65.51 CANDTUFT LANE 47 65.52 CANDTUFT LANE 48 65.51 CANDTUFT LANE 49 66.39 CANDTUFT LANE 49 66.39 CANDTUFT LANE 50 66.31 CANDTUFT LANE 50 66.31 CANDTUFT LANE 50 66.31 CANDTUFT LANE 50 66.31 CANDTUFT LANE 51 66.31 CANDTUFT LANE 52 65.51 CANDTUFT LANE 53 66.31 CANDTUFT LANE 54 67 FRANELEROSE LANE 55 49 FRANELEROSE LANE 56 11 BRANBLEROSE LANE 57 17 BRANBLEROSE LANE 58 147 BRANBLEROSE LANE 59 147 BRANBLEROSE LANE 59 147 BRANBLEROSE LANE 59 147 BRANBLEROSE LANE 59 147 BRANBLEROSE LANE 50 147 BRANBLEROSE LANE  |             |         | CANDITOTICAL       |
| JO   5635   CANDTUFF LANE   |             | E 5 7 7 |                    |
| 31  | 10          | 657E    |                    |
| 32 6547 CANDTUFF LANE 33 6565 CANDTUFF LANE 34 6563 CANDTUFF LANE 35 6567 CANDTUFF LANE 35 6567 CANDTUFF LANE 35 657 CANDTUFF LANE 35 657 CANDTUFF LANE 35 657 CANDTUFF LANE 39 6587 CANDTUFF LANE 40 6591 CANDTUFF LANE 41 6599 CANDTUFF LANE 41 6599 CANDTUFF LANE 42 6500 CANDTUFF LANE 44 6501 CANDTUFF LANE 45 6503 CANDTUFF LANE 46 6503 CANDTUFF LANE 46 6503 CANDTUFF LANE 47 6507 CANDTUFF LANE 48 6503 CANDTUFF LANE 49 6503 CANDTUFF LANE 50 6643 CANDTUFF LANE 50 6643 CANDTUFF LANE 50 6643 CANDTUFF LANE 50 6643 CANDTUFF LANE 50 6640 CANDTUFF LANE 50 6641 CANDTUFF LANE 50 6643 CANDTUFF LANE 50 6643 CANDTUFF LANE 50 6647 CANDTUFF LANE 50 6643 CANDTUFF LANE 50 6647 CANDTUFF LANE  |             |         |                    |
| 33  |             |         |                    |
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| 35   5567   CAMPTUFT LANE   |             |         |                    |
| 36   6571   CANDTUFT LANE   |             | 6563    | CANDYTUFT LANE     |
| 37   5579   CANOTYLET LANE   38   558.3   CANOTYLET LANE   39   558.7   CANOTYLET LANE   39   558.7   CANOTYLET LANE   40   559.7   CANOTYLET LANE   40   559.7   CANOTYLET LANE   41   559.7   CANOTYLET LANE   42   560.3   CANOTYLET LANE   44   5611   CANOTYLET LANE   44   5611   CANOTYLET LANE   46   562.3   CANOTYLET LANE   46   562.3   CANOTYLET LANE   47   562.7   CANOTYLET LANE   48   563.5   CANOTYLET LANE   50.5   CANOTYLET LA  | 75          | 6567    | CANDYTUFT LANE     |
| 38   6583   CANDTUFF   LANE   | - 36        | 65/1    |                    |
| 35  |             |         |                    |
| 40  |             | 6583    | CANDYTUFT LANE     |
| 42 6603 CAMDYTUFT LANE 43 5607 CAMDYTUFT LANE 44 6611 CAMDYTUFT LANE 45 6619 CAMDYTUFT LANE 46 6610 CAMDYTUFT LANE 47 6623 CAMDYTUFT LANE 48 6623 CAMDYTUFT LANE 49 6623 CAMDYTUFT LANE 49 6623 CAMDYTUFT LANE 51 6643 CAMDYTUFT LANE 51 6647 CAMDYTUFT LANE 52 6651 CAMDYTUFT LANE 52 6651 CAMDYTUFT LANE 53 495 BRANBLEROSE LANE 54 491 BRANBLEROSE LANE 55 467 BRANBLEROSE LANE 56 483 BRANBLEROSE LANE 56 484 BRANBLEROSE LANE 56 444 BRANBLEROSE LANE 61 445 BRANBLEROSE LANE 62 451 BRANBLEROSE LANE 64 443 BRANBLEROSE LANE 65 683 BRANBLEROSE LANE  |             | 5587    | CANDYTUFT LANE     |
| 42 6603 CAMDYTUFT LANE 43 5607 CAMDYTUFT LANE 44 6611 CAMDYTUFT LANE 45 6619 CAMDYTUFT LANE 46 6610 CAMDYTUFT LANE 47 6623 CAMDYTUFT LANE 48 6623 CAMDYTUFT LANE 49 6623 CAMDYTUFT LANE 49 6623 CAMDYTUFT LANE 51 6643 CAMDYTUFT LANE 51 6647 CAMDYTUFT LANE 52 6651 CAMDYTUFT LANE 52 6651 CAMDYTUFT LANE 53 495 BRANBLEROSE LANE 54 491 BRANBLEROSE LANE 55 467 BRANBLEROSE LANE 56 483 BRANBLEROSE LANE 56 484 BRANBLEROSE LANE 56 444 BRANBLEROSE LANE 61 445 BRANBLEROSE LANE 62 451 BRANBLEROSE LANE 64 443 BRANBLEROSE LANE 65 683 BRANBLEROSE LANE  |             | 6591    | CANDITUFT LANE     |
| 43. \$607 CANDTUFF LANE 44. \$611 CANDTUFF LANE 45. \$611 CANDTUFF LANE 46. \$623 CANDTUFF LANE 47. \$662. CANDTUFF LANE 48. \$631 CANDTUFF LANE 49. \$631 CANDTUFF LANE 50. \$643 CANDTUFF LANE 50. \$643 CANDTUFF LANE 50. \$644 CANDTUFF LANE 51. \$647 CANDTUFF LANE 52. \$655 CANDTUFF LANE 53. \$467 BANDTUFF LANE 54. \$458 BANDTUFF LANE 55. \$467 BANDTUFF LANE 55. \$467 BANDTUFF LANE 56. \$450 BANDTUFF LANE 57. \$450 BANDTUFF LANE 58. \$450 BANDTUFF LANE 59. \$450 BANDTUFF LAN |             |         | CANDYTUFT LANE     |
| 44  |             | 6603    | CANDYTUFT LANE     |
| 45  |             |         | CANDYTUFT CANE     |
| 46 6623 CANDTUFT LANE 47 6627 CANDTUFT LANE 48 6631 CANDTUFT LANE 49 6639 CANDTUFT LANE 50 6640 CANDTUFT LANE 50 6641 CANDTUFT LANE 50 6641 CANDTUFT LANE 50 6641 CANDTUFT LANE 50 6641 CANDTUFT LANE 50 4651 CANDTUFT LANE 51 495 BRANGLEROSE LANE 54 491 BRANGLEROSE LANE 55 407 BRANGLEROSE LANE 56 483 BRANGLEROSE LANE 57 475 BRANGLEROSE LANE 58 407 BRANGLEROSE LANE 59 467 BRANGLEROSE LANE 59 467 BRANGLEROSE LANE 59 467 BRANGLEROSE LANE 59 467 BRANGLEROSE LANE 60 61 655 BRANGLEROSE LANE 61 441 BRANGLEROSE LANE 62 451 BRANGLEROSE LANE 63 467 BRANGLEROSE LANE 64 441 BRANGLEROSE LANE 65 66 441 BRANGLEROSE LANE   | <del></del> |         |                    |
| 47 6627 CANDTUFT LANE 48 6631 CANDTUFT LANE 49 6639 CANDTUFT LANE 50 6643 CANDTUFT LANE 51 6647 CANDTUFT LANE 52 6656 CANDTUFT LANE 53 467 BRANDLEROS LANE 54 49 BRANDLEROS LANE 55 491 BRANDLEROS LANE 55 491 BRANDLEROS LANE 56 491 BRANDLEROS LANE 57 153 BRANDLEROS LANE 58 491 BRANDLEROS LANE 59 471 BRANDLEROS LANE 60 463 BRANDLEROS LANE 60 463 BRANDLEROS LANE 60 463 BRANDLEROS LANE 61 4135 BRANDLEROS LANE 62 431 BRANDLEROS LANE 63 441 BRANDLEROS LANE 64 443 BRANDLEROS LANE 65 64 444 BRANDLEROS LANE  |             |         |                    |
| 48   66.31   CANDYTHET LANE   |             | 5623    |                    |
| 49   6639   CANDYTUFT LANE  |             | 5627    | CANDYTUFT LANE     |
| 49   6639   CANDYTUFT LANE  |             | 6631    | CANDYTUFT LANE     |
| \$1 6647 CANDTUIFT LANE \$2 6651 CANDTUIFT LANE \$3 495 BRANDTURF LANE \$4 491 BRANDLEROSE LANE \$5 487 BRANDLEROSE LANE \$5 487 BRANDLEROSE LANE \$6 483 BRANDLEROSE LANE \$6 483 BRANDLEROSE LANE \$6 483 BRANDLEROSE LANE \$6 483 BRANDLEROSE LANE \$6 485 BRANDLEROSE LANE \$6 5 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6  | 49          | 6639    | CANDYTUFT LANE     |
| 52   6651   CANDYUIF   LANE   |             |         |                    |
| 53  |             |         | CANDYTUFT LANE     |
| 53  |             | 6651    | CANDYTUFF LANE     |
| 54   491   BRAMBLEROSE LANE   | 53          | 495     | BRAMBLEROSE LANE   |
| 55   497   BRAMBLEROS LANE  | 54          |         |                    |
| 56  | 55          | 487     | BRAMBLEROSE LANE   |
| 97.   475   BRAMBLEROSE LANE   56   471   BRAMBLEROSE LANE   59   467   BRAMBLEROSE LANE   60   463   BRAMBLEROSE LANE   62   451   BRAMBLEROSE LANE   62   451   BRAMBLEROSE LANE   64   443   BRAMBLEROSE LANE   64   64   64   BRAMBLEROSE LANE   65   6634   BRAMBLEROSE LANE   65   6634   6634   BRAMBLEROSE LANE   65   6634   | 56          |         |                    |
| 58  |             |         |                    |
| 59   467   BRAMBLEROSE LANE   | 58          |         |                    |
| 60 463 BRAMBLEROSE LANE<br>61 455 BRAMBLEROSE LANE<br>62 451 BRAMBLEROSE LANE<br>63 447 BRAMBLEROSE LANE<br>64 443 BRAMBLEROSE LANE<br>65 6634 BRAMBLEROSE LANE   | 50          |         | BRAURI FROSE LANE  |
| 61 455 BRAMBLETOSE LANE<br>62 451 BRAMBLETOSE LANE<br>63 447 BRAMBLETOSE LANE<br>64 443 BRAMBLETOSE LANE<br>65 664 BRAMBLETOSE LANE   | 60          |         | BRAUBI FROSE I ANE |
| 62 . 451 BRAMBLEROSE LANE<br>63 . 447 BRAMBLEROSE LANE<br>64 . 443 BRAMBLEROSE LANE<br>65 . 6634 BRAMBLEROSE LANE   |             | 755     |                    |
| 63 417 BRAMBLEROSE LANE<br>64 413 BRAMBLEROSE LANE<br>65 8634 BRAMBLEROSE LANE  |             | 451     | BRATIOLEROSE LANE  |
| 65   6634 BRANBLEROSE LANE  |             | + 721   |                    |
| 65   6634 BRANBLEROSE LANE  |             | 1-114-  |                    |
|   | D4          | 113     | BHAMBLEROSE LANE   |
| 00 6570 BRAMBLEROSE LANE  |             |         |                    |
|   | 66          | 6570    | BRAMBLEROSE LANE   |

#### GENERAL NOTES

1. Zoned: R-1
2. Acres subdivided: 13.192AC
2. Acres subdivided: 13.192AC
2. Acres subdivided seed: 5.322-9.32
4. Nater supply: "Resear Utility District
15. This subdivision has been developed according to the design standards of the City of Chatinovogs Subdivision Regulations.
5. All underground utility stubouls and service lines to be a minimum depth of 24 inches when looked within 10 feet of 7. The May No. 910-9-1 and 3.
6. City Ordinance No.9242 entitled "Storm Nater Rum-Off and Eresnon Control" shall apply to any discharge of some from this Subdivision of Freperty.

of Property.

9. Adjoining lats in Sequire Estates and Northmont Estates are vacant or used for residences.

10 Public sanitary sewers are available by gravity flow.

11. For Paradiction 24224 type "C" landscaping is regularly in the 12. Adjoining lots in Exputre States and Northmont Estates are vacant or used for residences.

13. Exact survey data for dashed lot lines to be recorded when building locations established.

tocations established.

The only minimum setbacks required are at least 25° from Sandswitch Road and other outer boundaries of the P.U.D and 10° from other public road right-of-ways. Pree-standing buildings must be at least 10° apart.

15. Minimum of two offstreet parking spaces per unit.

15. Minimum of two offsired parking spaces per unit.

16. A 10 private dratings easement is reserved alon the outer boundaries.

16. A 10 private dratings easement is reserved alon the outer boundaries of the RALA.

16. The City of the Control of

21. Per F.E.H.A. F.I.R.H. No. 1705500236F dated 11-7-02, the 100 year flood elevation is 672;

Drainage defention areas and facilities installed by the developer cann
be filled, altered or changed in any way without the permission from
the Chaltanooga City Engineer's Office.

23. The City of Chattonooga reserves the right to inspect storm water familities on Community Lots 85 and 65.

24. The entire area of Community Lot 86 is a drainage detention and City of Chattonooga Storm Nater Insolities Inspection Exerments. Consymmity, no.building of any kind is permitted on community Lot 65.

25. No residential building is permitted on Community Lot 86. Community Lot 86 is to be used for drainage, sewerage, recreation, open space, or community purposes.

26. All proposed buildings are tumbuleness.

28. All proposed buildings are tumbuleness.

28. Article V. Szetion 128287 of Chattanges. Zentig, Oriticalini, visible visib





FINAL PLANNED UNIT DEVELOPMENT

|       | ΙF | SIS | KI | VO. | LL |   |
|-------|----|-----|----|-----|----|---|
| <br>= |    |     | _  |     | _  | _ |

PLANNED UNIT DEVELOPMENT

LOTS 1 THRU 66 CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

Date: 8-31-2004 Scale: 1"=100" Drawn: Boon **♠** DAVID MATHEWS SURVEYING

FF 453-870-9871 04 -53016